

**Municipal Community Center Feasibility Committee
Meeting Minutes
August 8, 2019**

Attendees:

Members: Debbie Amorelli, Kelly McElreath, Dave O'Brien, Bill Taylor

Ad-hoc members: Matthew Bachtold, Janice Nowicki

Guest: Derek Brindisi, Town Manager

Meeting called to order: 4:06

Update from Derek regarding expiring debt

Met with UniBank to go over debt: FY20 has final \$372,000 debt payment and FY19 has a final \$120,000 debt payment for a total of \$500,000 debt service coming off the books FYs 2019 and 2020 (debt related to Fire station, Stefans Farm and DPW). Using a conservative interest rate annual debt payments for a \$10MM loan over the following periods were estimated: 20 years - \$700K year, 25 years - \$600K and 30 years - \$500K. UniBank is running other scenarios. Need to think about what the town is willing to spend. Also need to get BOS/Finance/Capital Budget to agree to include FY19 \$120,000 in replacement debt analysis.

Important to note that the \$700K for design/bid is likely to come from free cash and will/could reduce borrowing amount; however, \$700K free cash ask may not be viewed favorably as \$900K was taken from free cash at May Annual Town Meeting. If we get design/bid and land acquisition money at the November Special Town Meeting, it is very likely town would vote to approve construction money at later town meeting

Reviewed BOS presentation with Derek:

- Cost of 8 Grove is not addressed in presentation – the BOS will likely ask
- Will need to address parking. Committee responded that there are 120 parking spaces nearby and that vision conceptual shows parking behind Grove Street along Center Brook that could be shared with community center.

Discuss final municipal community center conceptual design, preliminary cost estimate and final report

Not discussed at this meeting.

Discuss status of site investigation

Moved, seconded and approved unanimously to authorize Kelly to enter into a contract for \$2,500 for review of previous 21E Phase 2 Site Survey.

Discuss preparations for November Town Meeting including presentations to town and community groups and town meeting

Reviewed draft of presentation to Board of Selectmen:

- Change Human Services to Social Services
- Include more detail about library and human services in a separate double-sided handout.
- Janice to provide a bullet point describing the Senior/Social Services Center.
- Get cost to renovate Knowlteen-Risteen building to achieve ADA compliance – awaiting response from T2 for updated cost estimate.

Dave stated that had he had been at the meeting where the recommendation vote was taken he would have voted for it

In order to have presentation ready by Wednesday afternoon will need to get everything to Kelly by Tuesday p.m. If something comes up that seems to require another meeting prior to BOS meeting let Bill know by Tuesday afternoon.

Approve minutes from previous meetings

No action taken.

Discuss agenda for next meeting/schedule next meeting

If something comes up that requires another meeting prior to the August 20 Board of Selectmen meeting/presentation let Bill know by Tuesday afternoon.

Meeting adjourned 4:45 p.m.